

January 18, 2006

**MINUTES OF A REGULAR MEETING OF  
THE TORRANCE PLANNING COMMISSION**

**1. CALL TO ORDER**

The Torrance Planning Commission convened in a regular session at 6:05 p.m. on Wednesday, January 18, 2005, in City Council Chambers at Torrance City Hall.

**2. SALUTE TO THE FLAG**

The Pledge of Allegiance was led by Commissioner Faulk.

**3. ROLL CALL**

Present: Commissioners Browning, Busch, Drevno, Faulk, Gibson, Horwich, and Chairperson Uchima.

Absent: None.

Also Present: Planning Manager Isomoto, Planning Assistant Naughton, Deputy City Attorney Whitham, Fire Marshal Kazandjian, Plans Examiner Nishioka and Associate Civil Engineer Symons.

**4. POSTING OF THE AGENDA**

**MOTION:** Commissioner Browning, seconded by Commissioner Faulk, moved to accept and file the report of the secretary on the posting of the agenda for this meeting; voice vote reflected unanimous approval.

**5. APPROVAL OF MINUTES**

**MOTION:** Commissioner Busch moved for the approval of the November 16, 2005 minutes as submitted. The motion was seconded by Commissioner Horwich; voice vote reflected unanimous approval, with Commissioner Gibson abstaining.

**6. REQUESTS FOR POSTPONEMENT**

Planning Manager Isomoto relayed the applicant's request to continue Agenda Item 8A (PRE05-00023, WAV05-00013: Les Arneson) indefinitely and noted that Item 13B (LUS06-00002: City of Torrance) was being withdrawn.

**MOTION:** Commissioner Faulk moved to continue Agenda Item 8A indefinitely. The motion was seconded by Commissioner Drevno and passed by unanimous roll call vote.

Planning Manager Isomoto announced that the hearing for Agenda Item 8A would be re-advertised once the silhouette has been re-installed and a new date has been set.

Chairperson Uchima reviewed the policies and procedures of the Planning Commission, including the right to appeal decisions to the City Council.

7. **TIME EXTENSIONS** – None.

8. **CONTINUED HEARINGS**

8A. **PRE05-00023, WAV05-00013: LES ARNESON**

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of first and second-story additions to an existing one-story, single-family residence and a Waiver of the required side and front-facing garage setback requirements on property located in the Hillside Overlay District in the R-1 Zone at 207 Via Anita.

Continued indefinitely.

8B. **PRE05-00034: CONSTRUCTION DESIGN SERVICES (HAL HAMILTON)**

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new two-story, single-family residence on property located in the Hillside Overlay District in the R-1 Zone at 424 Camino de Encanto.

**Recommendation**

Approval.

Planning Assistant Naughton introduced the request and noted supplemental material available at the meeting.

Commissioner Gibson announced that she was abstaining from consideration of this item as she was not present at the prior hearing.

Hal Hamilton, project architect, reviewed the revisions made to address concerns discussed at the December 7, 2005 meeting. Using renderings to illustrate, he reported that the height of the one-story portion was reduced by 6 feet and the project's overall height was reduced by 2 feet, which was accomplished by lowering the grade by 12 inches and reducing the pitch of the roof from 4 in 12 to 3 in 12.

In response to Commissioner Browning's inquiry, Mr. Hamilton provided clarification regarding the project's side yard setbacks.

Joni Gang, Palos Verdes Boulevard, reported that she currently cannot see the silhouette due to trees on the applicant's property, but urged the Commission not to approve a permanent structure just because her view is temporarily blocked by trees. She suggested that the Commission consider imposing a condition requiring the applicant to trim the trees to a height no higher than the proposed ridgeline and to maintain them at this level.

Michael Bahe, 456 Palos Verdes Boulevard, stated that while he is not directly affected by the proposed project, he could be in the future if property owners on the west side of Palos Verdes Boulevard continue to let their trees grow to the point where they obscure his view. He noted that condominium owners in Village Palos Verdes paid a premium for view units and maintained that their properties are being devalued due to this view impairment. He suggested that Torrance consider enacting a landscape ordinance to protect views like the one enacted by Rancho Palos Verdes.

Shelley Kullman, 442 Palos Verdes Boulevard, contended that the proposed project would have a tremendous impact on the value of her home due to the impairment of her view. She noted that she is over 65 years old but must continue to work and her home is her retirement nest egg.

In response to Commissioner Faulk's inquiry, Ms. Kullman reported that her view of the ocean is partially blocked by the silhouette.

Ted Coene, 420 Camino de Encanto, stated that he had withdrawn his objections to the project, but that was before he was informed by staff that they were recommending that the structure be moved three feet closer to his home (Condition No. 5). He explained that his primary objection is that the project is too tall and suggested that the lot be graded down to where the driveway would be flat. He expressed concerns that there are inconsistencies between reduction in height listed in the staff report and Mr. Hamilton's claim that the overall height has been reduced by two feet.

In response to Commissioner Busch's inquiry, Mr. Coene confirmed that he preferred the design of the two-story home at 440 Camino de Encanto, which has been graded into the hillside, because such a design would have less impact on his property.

David Giannetta, 428 Camino de Encanto, voiced objections to the proposed project, maintaining that it would block sunlight from his property and impair his view. He reported that he had hoped to work with the applicant to arrive at an acceptable design but was unable to meet with him until yesterday.

Lyle Sardie, owner of subject property, stated that he has tried very hard to work with neighbors within the guidelines of the Hillside Ordinance, but has been unsuccessful in gaining their approval. With regard to Mr. Giannetta's concerns, he explained that the proposed project does not block his existing view, but it would partially block the view from a deck he hopes to build in the future and noted that there is a large tree that already blocks 80% of Mr. Giannetta's view in this direction. He disputed the idea that the trees at the rear of the subject property are temporary as they have been there for the last 45 years.

In response to Commissioner Horwich's inquiry, Mr. Sardie clarified that the tree blocking Mr. Giannetta's view is on Mr. Coene's property. He noted that Mr. Giannetta currently enjoys a 180-degree, panoramic view of the ocean.

Responding to questions from the Commission, Mr. Hamilton confirmed that the overall building height was reduced by two feet, not six inches as mentioned in the staff report and verified that the project would not encroach on the Southern California Edison easement to the north of the subject property.

Chairperson Uchima expressed concerns that the project would block sunlight from 428 Camino de Encanto and indicated that he would only support it if the two-story portion was lowered and the project was shifted at least two feet to the north.

Mr. Sardie expressed his frustration with the approval process, pointing out that according to the staff report, a determination was made that the project would not have an adverse impact on surrounding neighbors.

Chairperson Uchima explained that commissioners review the staff report, but make their own decision after visiting the site and they do not consult or meet privately with staff.

Commissioner Busch noted that the staff report mentions that there does not appear to be view impairments from "living areas" and questioned whether the Hillside Ordinance places more emphasis on living areas versus bedrooms.

Deputy City Attorney Whitham advised that this issue is not addressed in the Hillside Ordinance; that historically staff and the Commission have given more weight to a view from living areas where people tend to congregate or spend considerable time as opposed to a bathroom; and that it is up to each commissioner to make a determination as to the importance of various views.

Mr. Sardie related his understanding that staff was referring to existing views from inside a house as opposed to Mr. Giannetta's claim of view blockage from a future outside deck.

In response to Commissioner Faulk's inquiry, Mr. Sardie confirmed that he had no objection to Condition. No. 5, requiring the project to be shifted three feet to the north. He expressed his willingness to trim or remove trees to improve the view of neighbors.

**MOTION:** Commissioner Horwich, seconded by Commissioner Busch, moved to close the public hearing; voice vote reflected unanimous approval.

For the benefit of the audience, Commissioner Faulk explained that the Commission focuses on the impact a proposed structure would have on the view, light, air and privacy of neighboring properties and the Hillside Ordinance does not address landscaping, nor has it been the Commission's practice to require the trimming or removal of trees. He doubted that the City would want to become involved in the regulation of trees due to potential property rights issues even though other cities have tried. He stated that he did not find the argument that someone might lose a view they currently don't have to be particularly compelling. With regard to view impact, he reported that he did observe some view impact to the property to the south after climbing to the top of the steep incline at the rear of the property, however, it did not rise to the level of what he would term a significant view impairment considering the overall panoramic view from this property. He noted that privacy concerns were addressed by the elimination of several north-facing windows and indicated that he would support the project with the shifting of the structure three feet to the north as recommended by staff to alleviate concerns about the blockage of sunlight.

Chairperson Uchima stated that he agreed with the recommendation to shift the structure to the north, but saw no reason why the project could not be lowered into the

ground like the remodel at 440 Camino de Encanto since the applicant has already indicated that the lot will be re-graded.

Commissioner Browning reported that he visited the site at different times of day and did not observe that the project would block sunlight from 428 Camino de Encanto. Voicing support for the project, he noted that grading the lot down any lower would involve considerable expense due to the retaining walls that would be necessary.

Commissioner Busch stated that he believed the project as proposed would cause significant view impairment and that he favored a design similar to the remodel at 440 Camino de Encanto.

**MOTION:** Commissioner Faulk moved for the approval of PRE05-00034, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Browning and passed by a 4-2 roll call vote, with Commissioner Busch and Chairperson Uchima dissenting and Commissioner Gibson abstaining.

Planning Assistant Naughton read aloud the number and title of Planning Commission Resolution No. 05-176.

**MOTION:** Commissioner Faulk moved for the adoption of Planning Commission Resolution No. 05-176. The motion was seconded by Commissioner Browning and passed by a 4-2 roll call vote, with Commissioner Busch and Chairperson Uchima dissenting and Commissioner Gibson abstaining.

**9. WAIVERS**

None.

**10. FORMAL HEARINGS**

**10A. CUP05-00042: KOUSA USA INC. (KEVIN FRANKLIN)**

Planning Commission consideration for approval of a Conditional Use Permit to allow the on-site consumption of beer and wine in conjunction with an existing bona fide restaurant on property located within the Crossroads shopping center in the Planned Development Zone at 24215 Crenshaw Boulevard.

**Recommendation**

Approval.

Planning Assistant Naughton introduced the request.

Kevin Franklin, representing the applicant, voiced his agreement with the recommended conditions of approval.

In response to Commissioner Busch's inquiry, Mr. Franklin reported that the restaurant is open until 1:00 a.m. and the applicant intends to serve alcohol until closing time.

Commissioner Busch questioned whether the California Department of Alcoholic Beverage Control (ABC) sets the hours during which alcohol may be served.

Deputy City Attorney Whitham explained that obtaining approval to serve alcoholic beverages is a two-step process, first the applicant must obtain a Conditional Use Permit from the City and then the applicant must obtain a license from the ABC. She noted that both the Commission and the ABC have the authority to impose conditions to address any potential adverse impacts, including limitations on the hours of operation.

Commissioner Busch stated that he would like to hear from the Torrance Police Department concerning the proposed hours of operation before voting on this item.

Planning Manager Isomoto advised that the police department is asked to review all applications that come before the Commission and after reviewing the application in this case, the police department responded that they had no comments. She noted that the previous restaurant at this location had full bar service and the City placed no limitation on its hours of operation. She expressed staff's willingness to obtain an official response from the police department should the Commission wish to continue the hearing.

In response to Commissioner Horwich's inquiry, Mr. Franklin confirmed that the restaurant intends to serve food until 1:00 a.m., which is something mandated by the State, and explained that the applicant was just trying to remain consistent with other restaurants in this shopping center that are open until 1:00 a.m. Noting that he was formerly an ABC investigator, he advised that the ABC meets directly with the Torrance Police Department on this type of application and the police department raised no objections to it.

**MOTION:** Commissioner Horwich, seconded by Commissioner Drevno, moved to close the public hearing; voice vote reflected unanimous approval.

Commissioner Faulk stated that he supported the proposed CUP because the restaurant is compatible with surrounding uses and its hours of operation are consistent with other restaurants in this center. He noted that it has been the police department's practice to submit a report to the Commission when they have concerns about a project and their "no comments" response indicates that they have no objections to this application.

Commissioner Busch expressed his preference to delay taking action until the next meeting so a direct response from the police department could be obtained.

**MOTION:** Commissioner Faulk moved for the approval of CUP05-00042, as conditioned including all findings of fact set forth by staff. The motion was seconded by Commissioner Horwich and passed by a 6-1 roll call vote with Commissioner Busch dissenting.

Planning Assistant Naughton read aloud the number and title of Planning Commission Resolution No. 06-001.

**MOTION:** Commissioner Horwich moved for the adoption of Planning Commission Resolution No. 06-001. The motion was seconded by Commissioner Browning and passed by a 6-1 roll call vote, with Commissioner Busch dissenting.

**10B. CUP05-00038, DIV05-00022: RIAD ITANI**

Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of two new detached condominium units and a Division of Lot for condominium purposes on property located in the R-2 Zone at 18305 Amie Avenue.

**Recommendation**

Approval.

Planning Assistant Naughton introduced the request.

Riad Itani, applicant, voiced his agreement with the recommended conditions of approval.

**MOTION:** Commissioner Horwich, seconded by Commissioner Drevno, moved to close the public hearing; voice vote reflected unanimous approval.

Commissioner Busch commented positively on the proposed project.

**MOTION:** Commissioner Busch moved for the approval of CUP05-00038 and DUV05-00022, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Browning and passed by unanimous roll call vote.

Planning Assistant Naughton read aloud the number and title of Planning Commission Resolution Nos. 06-002 and 06-003.

**MOTION:** Commissioner Busch moved for the adoption of Planning Commission Resolution Nos. 06-002 and 06-003. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote.

**10C. CUP05-00039, DIV05-00023: CL DESIGN (CHRIS LOH)**

Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of two new detached condominium units and a Division of Lot for condominium purposes on property located in the R-2 Zone at 24221 Madison Street.

**Recommendation**

Approval.

Planning Assistant Naughton introduced the request.

Charles Wu, owner of the subject property, voiced his agreement with the recommended conditions of approval.

Commissioner Busch noted that the architect incorrectly listed Los Angeles County as the fire department for this address when it should have been the Torrance Fire Department. Planning Manager Isomoto confirmed that this would be corrected during the plan check process.

**MOTION:** Commissioner Drevno, seconded by Commissioner Horwich, moved to close the public hearing; voice vote reflected unanimous approval.

**MOTION:** Commissioner Busch moved for the approval of CUP05-00039 and DIV05-00023, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Browning and passed by unanimous roll call vote.

Planning Assistant Naughton read aloud the number and title of Planning Commission Resolution Nos. 06-004 and 06-005.

**MOTION:** Commissioner Busch moved for the adoption of Planning Commission Resolution Nos. 06-004 and 06-005. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote.

The Commission recessed from 7:40 p.m. to 7:53 p.m.

**10D. PRE05-00046: EDWARD BEALL & ASSOCIATES (GEORGE SHAW)**

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new two-story, single-family residence on property located in the Hillside Overlay District in the R- Zone at 404 Via Linda Vista.

**Recommendation**

Approval.

Planning Assistant Naughton introduced the request.

George Shaw, project architect, voiced his agreement with the recommended conditions of approval.

Jim Krogel, 408 Via Linda Vista, voiced objections to the proposed project. Submitting photographs to illustrate, he maintained that the project would intrude on the privacy of his backyard spa and deck, block sunlight from his kitchen, and interfere with his view.

Susie Holmes, 112 Via El Chico, contended that the proposed project would block her view and intrude on her privacy and submitted photographs to illustrate.

Referring to photographs submitted for the record, Robert Del Vecchio, 416 Via Linda Vista, noted that the immediate neighborhood is predominately one-story. He stated that when he remodeled his home he expanded into the rear yard instead of adding a second story and while he is not directly affected by the project, he is concerned about preserving the ambiance of the neighborhood. He suggested that



living space could be added without impacting neighbors by building a basement and proposed charging those who add a second story on a per window basis, which would be passed on to affected neighbors to provide for view and privacy mitigation.

Crystal Matye, 405 Via Linda Vista, submitting photographs to illustrate, voiced objections to the proposed project. She explained that the second-floor bedroom would look directly into her bedroom and the second story would block the view she currently has over the top of the roof.

Returning to the podium, Mr. Krogel stated that the applicant has claimed that the proposed project will increase home values in the area, which might be true for homes down the street, but his home could lose value due to the blockage of sunlight.

Mr. Shaw discussed efforts to minimize the project's impact on Mr. Krogel's property by increasing the side yard setback and eliminating all east-facing windows except for bathroom windows.

Derek Meyer, owner of the subject property, reported that he spoke to the majority of his neighbors before beginning this process, shared drawings of the project and asked for input, however, some who originally supported it, later changed their minds. He submitted a petition in support of the project signed by 15 neighbors.

Mrs. Meyer stated that she and her husband appreciate the integrity of the neighborhood and believe they have come up with a design that minimizes the impact on neighbors.

Commissioner Horwich stated that he was not aware that there were any objections to the project prior to this hearing and expressed his preference to continue this matter for two weeks so he could revisit the site to investigate these claims.

A brief discussion ensued and it was the consensus of the Commission to continue the hearing to February 1, 2006.

**MOTION:** Commissioner Busch moved to continue the hearing on PRE05-00046 to February 1, 2006. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote.

Commissioner Horwich asked that those who claimed to be impacted by the project to leave contact information with staff. Planning Manager Isomoto announced that the hearing would not be re-advertised as it was continued to a date certain.

**10E. PRE05-00040: BRIAN HSIEH (WILL BASILIO)**

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new two-story, single-family residence on property located in the Hillside Overlay District in the R-1 Zone at 5237 Vanderhill Road.

**Recommendation**

Planning Manager Isomoto introduced the request.

Brian Hsieh, owner of the subject property, explained that he needs a larger home to accommodate his growing family and he loves this neighborhood and does not want to move. He reported that he has shared his plans with neighbors and they have no objections to the project and voiced his agreement with the recommended conditions of approval.

Will Basilio, project architect, introduced himself and indicated that he was present to answer any questions.

**MOTION:** Commissioner Drevno, seconded by Commissioner Horwich, moved to close the public hearing; voice vote reflected unanimous approval.

**MOTION:** Commissioner Horwich moved for the approval of PRE05-00040, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Busch and passed by unanimous roll call vote.

Planning Assistant Naughton read aloud the number and title of Planning Commission Resolution No. 06-007.

**MOTION:** Commissioner Drevno moved for the adoption of Planning Commission Resolution No. 06-007. The motion was seconded by Commissioner Faulk and passed by unanimous roll call vote.

**10F. EAS05-00003, MOD05-00012 (CUP96-00002, PRE96-00003): JAMIE ALAI**

Planning Commission consideration of an Environmental Assessment and adoption of a Negative Declaration to allow a Modification of a previously approved Conditional Use Permit and a Precise Plan of Development to allow the expansion of an existing self-storage facility on property located in the M1-PP Zone at 23711 Crenshaw Boulevard.

**Recommendation**

Approval.

Planning Manager Isomoto introduced the request.

Jamie Alai, applicant, clarified that while the height of the two-story building is shown as 21'4", the elevator penthouse will be 26'4" high. He voiced his agreement with the recommended conditions of approval with the exception of Condition No. 3, which requires solar panels on the roof to be screened, explaining that they were installed in 2005 in accordance with approved plans and no screening was required at that time. With regard to Condition No. 5, which requires the back-flow preventer at the front property line to be screened, he proposed using landscaping to screen this equipment.

Commissioner Browning asked how many recreation vehicle storage spaces would be lost due to the project, and Mr. Alai indicated that he did not have that information available.

Planning Manager Isomoto advised that while it is true that screening was not required when the solar equipment was approved last year, it is more visible than staff had anticipated, particularly when viewed from Crenshaw Boulevard going south, and installing a parapet on the north side of the building should not be too difficult or expensive. She stated that staff had no objection to the applicant's request to screen the backflow preventer with landscaping and requested a count of existing RV storage spaces and the number that would be lost due to the project.

Mr. Alai reiterated that information regarding RV storage spaces was not available. He contended that adding a parapet as discussed in the staff report was not feasible and noted that the California Solar Act, which was enacted to promote the use of renewable energy, prohibits lead agencies from imposing conditions that cost in excess of \$2,000 or reduce the solar panels' efficiency by 20% or more.

Following a brief discussion, Mr. Alai proposed continuing this matter for two weeks so he could try to resolve the screening of the solar panels with staff and provide an exact count of RV spaces.

Lowell Hardison, 236<sup>th</sup> Street, voiced objections to the elimination of RV storage spaces, explaining that there are only six RV storage facilities in Torrance and all have waiting lists. He stated that he has stored his RV at this well run facility for some time and he would hate to have to move it to another location.

In response to Commissioner Drevno's inquiry, Mr. Hardison reported that he pays \$215 per month for a 35-foot space.

(Commissioner Busch briefly exited Council Chambers at 9:05 p.m.)

**MOTION:** Commissioner Horwich moved to continue the hearing on EAS05-00003 and MOD05-00012 to February 1, 2006. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote, absent Commissioner Busch.

Planning Manager Isomoto announced that the hearing would not be re-advertised because it was continued to a date certain.

(Commissioner Busch returned to the dais at 9:08 p.m.)

#### **10G. MOD05-00015 (CUP72-60, CUP84-29): RHL DESIGN/ AUTONATION**

Planning Commission consideration for approval of a Modification of two previously approved Conditional Use Permits to allow the construction of new service areas on the ground floor, two multi-story parking structures and replacement/remodeling of existing showrooms for two existing automobile dealerships (Jaguar and Infinity) on property located in the C-3 Zone at 3111 and 3131 Pacific Coast Highway.

#### **Recommendation**

Approval.

Planning Assistant Naughton introduced the request.

Mr. Kemnec, representing RHL Design, voiced his agreement with the recommended conditions of approval.

Commissioner Faulk commented on the Commission's longstanding concern about the need for more parking for customers, employees and inventory along this stretch of auto dealerships on Pacific Coast Highway and noted that this application to build multi-level parking structures tends to support the Planning Commission's decision to require that the Pontiac/Buick dealership include a parking deck in their remodeling plans despite protests that it was not feasible.

**MOTION:** Commissioner Drevno, seconded by Commissioner Horwich, moved to close the public hearing; voice vote reflected unanimous approval.

**MOTION:** Commissioner Horwich moved for the approval of MOD05-00015, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Drevno and passed by unanimous roll call vote.

Planning Assistant Naughton read aloud the number and title of Planning Commission Resolution No. 06-009.

**MOTION:** Commissioner Faulk moved for the adoption of Planning Commission Resolution No. 06-009. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote.

## **11. RESOLUTIONS**

### **11A. PRE05-00035: STUDIO 9ONE2**

Planning Commission consideration of a resolution approving a Precise Plan of Development to allow the construction of a new two-story, single-family residence with an attached garage in the Hillside Overlay District in the R-1 Zone at 5251 Zakon Road.

Planning Manager Isomoto noted supplemental material available at the meeting consisting of a revised resolution removing conditions requiring the entertainment room balcony to be eliminated and the height of living room balcony wall to be increased. She explained that review of the minutes and the tape recording from the meeting revealed that while these conditions were discussed, the Commission chose not to add them when the project was approved.

Allen Lee, 5261 Zakon Road, expressed concerns about the project's impact on his view, light and privacy, which he contended would reduce the value of his property.

In response to Commissioner Horwich's inquiry, Deputy City Attorney Whitham confirmed that the Commission's action this evening was limited to approving a resolution reflecting the action taken at the December 21, 2005 Planning Commission meeting and that the Commission did not have the authority to reconsider the item at this time.

Planning Manager Isomoto noted that the Commission's decision could be appealed to the City Council within 15 days of today's date.

In response to C H. Pan's inquiry, Planning Manager Isomoto provided clarification regarding the Commission's action.

**MOTION:** Commissioner Faulk moved for the adoption of Planning Commission Resolution No. 05-173. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote, with Commissioners Drevno and Gibson abstaining.

Agenda Items 11 B and 11C were considered together at this time.

**11B. RESOLUTION HONORING ALBERT MURATSUCHI**

Planning Commission consideration of a resolution honoring Albert Muratsuchi for his years of dedicated service to the City of Torrance.

**11C. RESOLUTION HONORING JOHN LA BOUFF**

Planning Commission consideration of a resolution honoring John LaBouff for his years of dedicated service to the City of Torrance.

**MOTION:** Commissioner Horwich moved for the adoption of Planning Commission Resolution Nos. 06-010 and 06-011. The motion was seconded by Commissioner Browning and passed by unanimous roll call vote.

**12. PUBLIC WORKSHOP ITEMS**

None.

**13. LUS06-00001: CITY OF TORRANCE**

Planning Commission consideration of a Draft Ordinance amending the Torrance Municipal Code, Section 92.29.13(a), Expiration of Tentative Tract Map Approval and Extensions, by changing the term of approval of tentative maps from twenty-four (24) months to thirty-six (36) months from the date the map was approved or conditionally approved.

Planning Manager Isomoto advised that staff was recommending increasing the term of Tentative Tract Maps because Los Angeles County's approval process has been so backlogged in recent years that it is difficult to complete the process within the two years currently allowed by the Torrance Municipal Code and extending the term to three years, will save applicants the time and expense involved in having to apply for extensions, as well as save staff the time it takes to process them.

**MOTION:** Commissioner Busch moved to recommend that the City Council approve the Draft Ordinance. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote.

**13B. LUS06-00002: CITY OF TORRANCE**

Planning Commission consideration of a Draft Ordinance amending the Torrance Municipal Code, Lot Line Adjustment, to add procedures for processing adjustment of property lines.

This item was withdrawn.

**14. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS**

Planning Manager Isomoto noted that Judy Gibson was appointed to the Planning Commission at the January 10 City Council meeting, and welcomed her to the Commission.

**15. LIST OF TENTATIVE PLANNING COMMISSION CASES**

Planning Manager Isomoto reviewed the agenda for the February 1, 2006 Planning Commission meeting.

**16. ORAL COMMUNICATIONS**

**16A.** Commissioners welcomed Ms. Gibson to the Commission.

**16B.** Planning Manager Isomoto reviewed the schedule for General Plan Workshops – February 22, March 8, March 22, April 12, April 26 and May 10, 2006.

Commissioner Drevno suggested that staff consider rescheduling the April 12 meeting because it is the beginning of Passover.

**16C.** Referring to Agenda Item 10A, Planning Manager Isomoto noted that commissioners may request additional information or ask that a representative from the Police Department be present at the meeting if they have questions about a project not covered in the staff report.

Commissioner Busch explained that his question evolved during the course of the discussion.

**16D.** Planning Manager Isomoto announced that a dinner honoring former Commissioners LaBouff and Muratsuchi would be held on January 31.

**16E.** Planning Manager Isomoto announced her plans to retire on March 2, 2006.

**17. ADJOURNMENT**

At 9:44 p.m., the meeting was adjourned to Wednesday, February 1, 2006 at 7:00 p.m.

Approved as Submitted March 1, 2006 s/ Sue Herbers, City Clerk
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